

IN RE: PETITION FOR ADMIN. VARIANCE  
E/S Brooklandwood Road, 435' SE of  
The c/l Falls Road  
(1003 Brooklandwood Road)  
(8<sup>th</sup> Election District)  
(3<sup>rd</sup> Councilmanic District)

William A. Boykin, et ux  
Petitioners

\* BEFORE THE  
\* DEPUTY ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 99-343-A

\*

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner for consideration of a Petition for Administrative Variance filed by the owners of the subject property, William A. and Ruth A. Boykin. The Petitioners seek relief from Section 1, Definition of Accessory Building (1945-1953 Regulations) and from Section 111.A.13.a of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory building (detached garage) to be located in the front yard in lieu of the required rear yard, 55 feet from the front property line in lieu of the required 60 feet, with a height of 20 feet in lieu of the maximum permitted 15 feet. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1. The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. The subject property having been posted and there being no requests for a public hearing, a decision shall be rendered based upon the documentation contained within the case file. Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the surrounding community and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, pictures, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the

ORDER RECEIVED FOR FILING

Date


By

B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 1<sup>st</sup> day of April, 1999 that the Petition for Administrative Variance seeking relief from Section 1, Definition of Accessory Building (1945-1953 Regulations), and from Section 111.A.13.a of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory building (detached garage) to be located in the front yard in lieu of the required rear yard, 55 feet from the front property line in lieu of the required 60 feet, with a height of 20 feet in lieu of the maximum permitted 15 feet, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.

  
TIMOTHY M. ROTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING  
Date 4/1/99  
BY [Signature]



Baltimore County  
Zoning Commissioner  
Office of Planning

Suite 405, County Courts Bldg.  
401 Bosley Avenue  
Towson, Maryland 21204  
410-887-4386

April 2, 1999

Mr. & Mrs. William A. Boykin  
1003 Brooklandwood Road  
Lutherville, Maryland 21093

RE: PETITION FOR ADMINISTRATIVE VARIANCE  
E/S Brooklandwood Road, 435' SE of the c/l Falls Road  
(1003 Brooklandwood Road)  
8th Election District – 3rd Councilmanic District  
William A. Boykin, et ux - Petitioners  
Case No. 99-343-A

Dear Mr. & Mrs. Boykin:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "Timothy Kotroco".

TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

cc: People's Counsel; Case File



# Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 1003 BROOKLANDWOOD ROAD  
which is presently zoned "RC-2"

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) ~~400.1 & 400.5 OF THE BZC~~

~~TO PERMIT A GARAGE TO BE LOCATED IN A SIDE AND FRONT YARD  
IN LIEU OF THE REQUIRED REAR YARD AND A 20' HEIGHT FOR A  
PROPOSED 3 CAR GARAGE IN LIEU OF THE PERMITTED 15'  
(A VARIANCE OF 5')~~

SEE ATTACHMENT TAB

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

## Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

## Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

## Legal Owner(s):

WILLIAM A. BOYKIN

Name - Type or Print

Signature

RUTH ANNE BOYKIN

Name - Type or Print

Signature

1003 BROOKLANDWOOD RD. (410) 561-9056

Address

Telephone No.

LUTHERVILLE-TIMONIUM, MD

21093

City

State

Zip Code

## Representative to be Contacted:

RUTH ANNE BOYKIN

Name

410

1003 BROOKLANDWOOD RD.

561-9056

Address

Telephone No.

LUTHERVILLE

MD

21093

City

State

Zip Code

Public hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 31 day of March, 1999, that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

Reviewed By JL

Date 3/5/99

Estimated Posting Date 3/14/99

ORDER RECEIVED FOR FILING

Case NO. 99-3A3-A

REV 9/15/98

# Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 1003 BROOKLAND WOOD ROAD  
Address  
LUTHERVILLE-TIMONIUM, MD 21093  
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

OUR FIRST PREFERENCE WOULD HAVE BEEN TO ATTACH THE GARAGE TO THE HOUSE FOR THE OBVIOUS CONVENIENCE IT ALLOWS. HOWEVER, DUE TO THE LOCATION OF OUR WELL AND THE GRADE OF OUR PROPERTY WE ARE PRESENTING WHAT WE HOPE IS AN ACCEPTABLE SOLUTION (PLEASE SEE ATTACHED PHOTOS FOR GRADE DIFFICULTIES). WE FEEL WE HAVE FOUND THE MOST CONVENIENT AND FLATEST AREA ON THE KITCHEN SIDE OF THE HOUSE FOR THE PROPOSED GARAGE, THE HEIGHT OF THE GARAGE ROOF WILL FOLLOW THE ROOFLINE OF OUR HOUSE AND ALLOW FOR A STORAGE AREA ACCESSED BY A PULL-DOWN STAIRCASE.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

William A. Boykin IV  
Signature  
WILLIAM A. BOYKIN  
Name - Type or Print

Ruth Anne Boykin  
Signature  
RUTH ANNE BOYKIN  
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 4th day of March, 1999, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

William A. Boykin & Ruth Anne Boykin  
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

March 4, 1999  
Date

Mary L. Keen  
Notary Public  
My Commission Expires 03-07-00

# Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 1803 BROOKLAND WOOD ROAD  
Address  
LUTHERVILLE-TIMONIUM, MD 21093  
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

OUR FIRST PREFERENCE WOULD HAVE BEEN TO ATTACH THE GARAGE TO THE HOUSE FOR THE OBVIOUS CONVENIENCE IT ALLOWS. HOWEVER, DUE TO THE LOCATION OF OUR WELL AND THE GRADE OF OUR PROPERTY WE ARE PRESENTING WHAT WE HOPE IS AN ACCEPTABLE SOLUTION (PLEASE SEE ATTACHED PHOTOS FOR GRADE DIFFICULTIES). WE FEEL WE HAVE FOUND THE MOST CONVENIENT AND FLATEST AREA ON THE KITCHEN SIDE OF THE HOUSE FOR THE PROPOSED GARAGE. THE HEIGHT OF THE GARAGE ROOF WILL FOLLOW THE ROOFLINE OF OUR HOUSE AND ALLOW FOR A STORAGE AREA ACCESSED BY A PULL-DOWN STAIRCASE.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

William A. Boykin  
Signature  
WILLIAM A. BOYKIN  
Name - Type or Print

Ruth Anne Boykin  
Signature  
RUTH ANNE BOYKIN  
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 4<sup>th</sup> day of March, 1999, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

William A. Boykin & Ruth Anne Boykin  
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

March 4, 1999  
Date

Mary L. Kain  
Notary Public

My Commission Expires 03-07-00



# Petition for Administrative Variance

## to the Zoning Commissioner of Baltimore County

for the property located at 1003 BROOKLANDWOOD ROAD  
which is presently zoned "RC-2"

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 400.1 & 400.3 OF THE BCZC

~~TO PERMIT A GARAGE TO BE LOCATED IN A SIDE AND FRONT YARD  
IN LIEU OF THE REQUIRED REAR YARD AND A 20' HEIGHT FOR A  
PROPOSED 3-CAR GARAGE IN LIEU OF THE PERMITTED 15'  
(A VARIANCE OF 5')~~

SEE ATTACHMENT RMB

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

### Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

### Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

### Legal Owner(s):

WILLIAM A. BOYKIN

Name - Type or Print

Signature

RUTH ANNE BOYKIN

Name - Type or Print

Signature

1003 BROOKLANDWOOD RD. (40) 561-9056

Address

Telephone No.

LUTHERVILLE-TIMONIUM, MD

City

State

21093

Zip Code

### Representative to be Contacted:

RUTH ANNE BOYKIN

Name

1003 BROOKLANDWOOD RD.

Address

410-

561-9056

Telephone No.

LUTHERVILLE

City

MD.

State

21093

Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this      day of      that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 99-343-A

Reviewed By     

Date     

REV 9/15/98

Estimated Posting Date

PETITION FOR VARIANCE ATTACHMENT #343

(FROM THE 1945 TO 1953 ZONING REGULATIONS) SECTION 1  
ACCESSORY BUILDING AND FROM SECTION III. A. 13. a. DEFINITION ~~OF~~ OF

TO PERMIT AN ACCESSORY BUILDING (DETACHED GARAGE) ~~15~~

WITH A 20 FT. IN LIEU OF 15 FT. MAXIMUM HEIGHT AND TO BE

LOCATED IN THE <sup>FRONT AND</sup> SIDE YARD 55 FT. FROM THE FRONT LOT LINE

IN LIEU OF THE REQUIRED REAR YARD AND 60 FT. FROM FRONT LOT LINE.

RESPECTIVELY



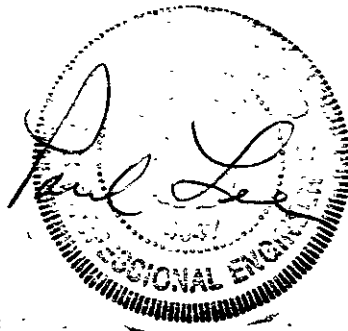
32 West Road  
Towson, Maryland 21204  
(410) 823-8070

**DESCRIPTION**  
**1003 BROOKLANDWOOD ROAD**  
**8<sup>TH</sup> ELECTION DISTRICT**  
**BALTIMORE COUNTY, MARYLAND**

BEGINNING for the same at a point on the east side of Brooklandwood Road, said point being located Southerly 430'  $\pm$  from the intersection of the center of Falls Road; thence running with and binding on said East Side of Brooklandwood Road

- (1) South 35° 32' 40" West 300.00 feet, thence leaving said East side of Brooklandwood Road,
- (2) South 61° 35' 20" East 500.02 feet,
- (3) North 02° 10' 00" West 300.72 feet, and
- (4) North 54° 27' 20" West 312.21 feet to the East Side of Brooklandwood Road and the point of beginning.

CONTAINING 2.6 Ac.  $\pm$  (113,256 square feet) of land.



3A3

W:\file\indwp\Brooklandwood-des  
99.343.A

BALTIMORE COUNTY, MARYLA  
OFFICE OF BUDGET & FINANCE  
MISCELLANEOUS RECEIPT *VL* 343 No. 062314

DATE *3/3/99* ACCOUNT *R0016150*

AMOUNT \$ *50.00*

RECEIVED FROM: *Baykind*

FOR: *RV FILING*

DISTRIBUTION  
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT  
PROCESS ACTUAL  
3/05/1999 3/05/1999 09:54:57  
REC 0903 CASHIER PMS PMU BRANER  
5 MISCELLANEOUS CASH RECEIPT  
Receipt # 077830  
ORNL 062314  
\$0.00 DATED  
BALTIMORE COUNTY, Maryland

CASHIER'S VALIDATION

*99.343-A*

CERTIFICATE OF POSTING

RE: CASE # 99-343-A

PETITIONER/DEVELOPER:

(William & Ruth Boykin)

DATE OF Closing

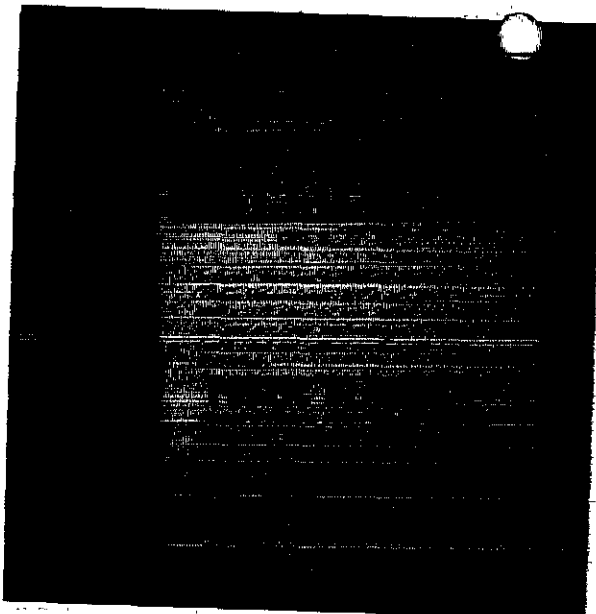
(Mar 29, 1999)

Baltimore County Department of  
Permits and Development Management  
County Office Building, Room 111  
111 West Chesapeake Ave.  
Towson, Maryland 21204

ATTENTION : MS. GWENDOLYN STEPHENS

LADIES AND GENTLEMEN:

This letter is to certify under the penalties of perjury that the necessary  
sign(s) required by law were posted conspicuously on the property located at  
1003 Brooklandwood Road Baltimore, Maryland 21093\_\_\_\_\_



2-99\_\_\_\_\_

th, Day, Year]

Sincerely,

*Thomas P. Ogle, Sr.* 3/12/99

[Signature of Sign Poster & Date]

\_\_\_\_ Thomas P. Ogle, Sr. \_\_\_\_\_

\_\_\_\_ 325 Nicholson Road \_\_\_\_\_

\_\_\_\_ Baltimore, Maryland 21221 \_\_\_\_\_

\_\_\_\_ (410)-687-8405 \_\_\_\_\_

[Telephone Number]

**ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES**Case Number 99- 343 -A Address 1003 BROOKLANDWOOD RDContact Person: JOHN LEWIS Planner, Please Print Your Name Phone Number: 410-887-3391Filing Date: 3/5/99 Posting Date: 3/14/99 Closing Date: 3/29/99

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

**Petitioner: This Part of the Form is for the Sign Poster Only****USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT**Case Number 99- 343 -A Address 1003 BROOKLANDWOOD RDPetitioner's Name WILLIAM & RUTH BOYKIN Telephone 410-561-9056Posting Date: 3/14/99 Closing Date: 3/29/99

Wording for Sign: To Permit VARIANCES TO ALLOW AN ACCESSORY BUILDING (PROPOSED DETACHED GARAGE) WITH A ~~20~~ 30 FT. HEIGHT AND WITH A 55 FT FRONT LOT LINE SETBACK <sup>AND</sup> LOCATED IN SIDE AND FRONT YARD INSTEAD OF 15 FT. HEIGHT, A 60 FT. FRONT LINE SETBACK AND REAR YARD LOCATION RESPECTIVELY

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT  
ZONING REVIEW**

**ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS**

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

**OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.**

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**For Newspaper Advertising:**

Item Number or Case Number: 99-343-A  
Petitioner: MR. & MRS. WILLIAM A. BOYKIN IV  
Address or Location: 1003 BROOKLANDWOOD RD. LUTHERVILLE, MD 21093

**PLEASE FORWARD ADVERTISING BILL TO:**

Name: MR & MRS. WILLIAM A. BOYKIN IV  
Address: 1003 BROOKLANDWOOD RD.  
LUTHERVILLE, MD 21093  
Telephone Number: 410-561-9056



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204  
pdmlandacq@co.ba.md.us

March 29, 1999

Mr. & Mrs. William A. Boykin  
1003 Brooklandwood Road  
Lutherville, MD 21093

RE: Case No.: 99-343-A  
Petitioner: Mr. & Mrs. Boykin  
Location: 1003 Brooklandwood Rd

Dear Mr. & Mrs. Boykin:

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM), on March 4, 1999.

The Zoning Advisory Committee (ZAC), which consists of representatives from several Baltimore County approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency.

Very truly yours,

*W. Carl Richards, Jr.*  
W. Carl Richards, Jr.  
Zoning Supervisor  
Zoning Review

WCR:ggs

Enclosures

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)



**BALTIMORE COUNTY, MARYLAND**

**INTER-OFFICE CORRESPONDENCE**

**TO:** Arnold Jablon, Director  
Department of Permits  
and Development Management

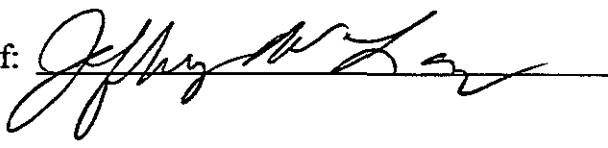
**Date:** March 23, 1999

**FROM:** Arnold F. 'Pat' Keller, III, Director  
Office of Planning

**SUBJECT:** Zoning Advisory Petitions

The Office of Planning has no comment on the following petition (s):  
Item No (s): 341, 343, 346, 352, and 353

If there should be any questions or this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 410-887-3480.

Section Chief: 

AFK/JL



**Maryland Department of Transportation**  
**State Highway Administration**

Parris N. Glendening  
Governor

John D. Porcari  
Secretary

Parker F. Williams  
Administrator

Date: 3.16.99

Ms. Gwen Stephens  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County  
Item No. 343

JLL

Dear Ms Stephens:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

Michael M. Lenhart, Acting Chief  
Engineering Access Permits Division

My telephone number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202



BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Permits and Development Management

DATE: 3/30/99

FROM: R. Bruce Seeley, Project Manager *RS/JP*  
Development Coordination  
DEPRM

SUBJECT: Zoning Advisory Committee

Distribution Meeting Date: 3/15/99

The Department of Environmental Protection and Resource Management has  
no comments for the following Zoning Advisory Committee Items:

*Additional Item*

Item #'s: 343

3-4-99

MR. & MRS. WILLIAM A. BOYKIN, III  
1001 BROOKLANDWOOD RD.  
LUTHERVILLE, MD. 21093-3707

#343

To Whom it may concern:  
Mr. Boykin and I have  
no objection to the garage proposed  
next door.

Sincerely,  
Nancy B. Boykin

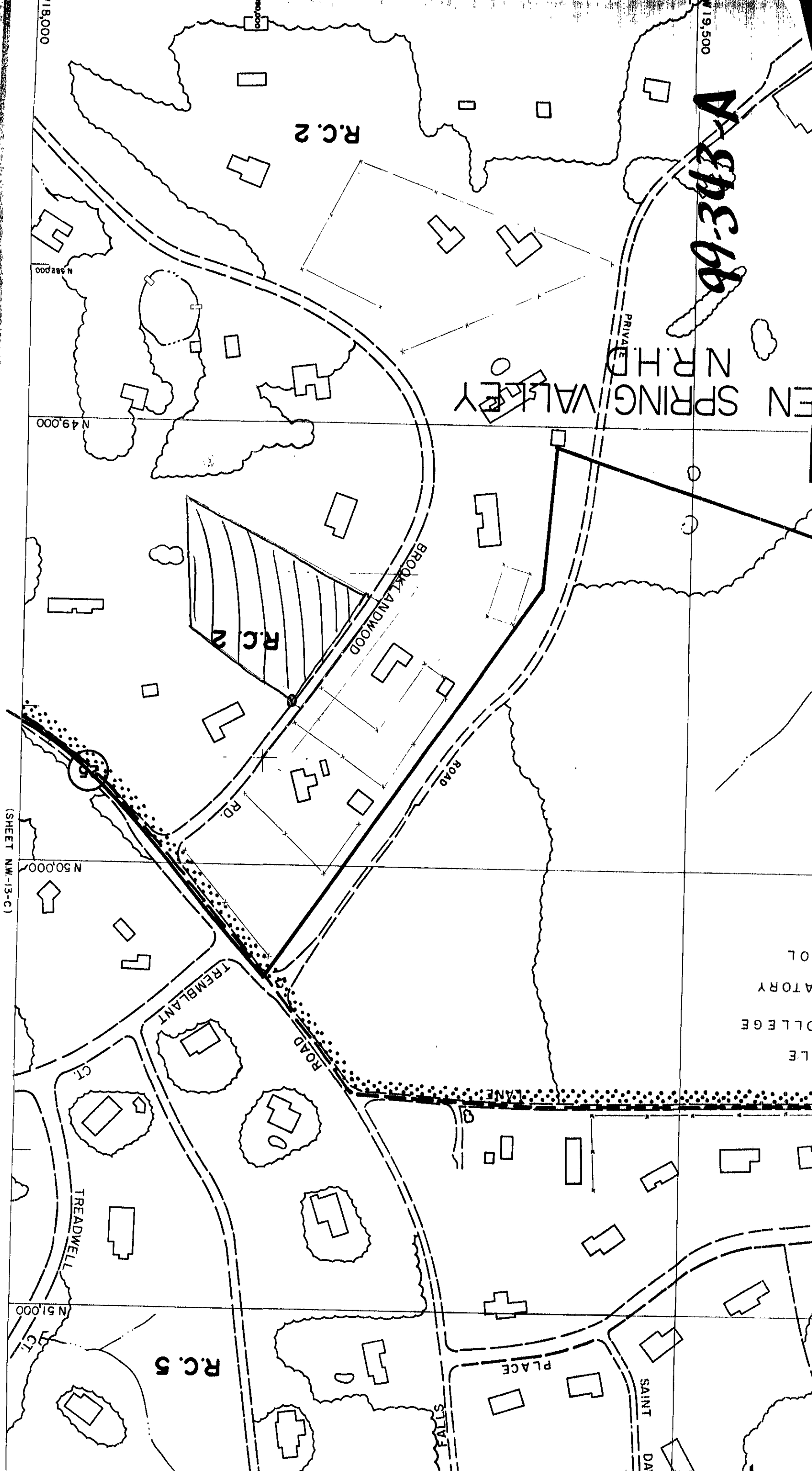
99-343-A

IN

PLAN HOLD CORPORATION • RIVINE, CALIFORNIA  
REDUCED BY NUMBER 07CAR

N.W. 13-D

PLAN HOLD CORPORATION • RIVINE, CALIFORNIA  
REDUCED BY NUMBER 07CAR



99-34-A

19,500

18,000

N 52,000

N 49,000

(SHEET NW-13-C)

N 50,000

N 51,000

R.C. 5

R.C. 2

R.C. 2

PLACE

SAINT DA

FALLS

TREADWELL

TREMBLANT

BROOKLANDWOOD

ROAD

RD.

LANE

PRIVATE

EN SPRING VALLEY

LE  
COLLEGE  
ATORY  
OL

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 1003 BROOKLANDWOOD ROAD

see pages 5 & 6 of the CHECKLIST for additional required information

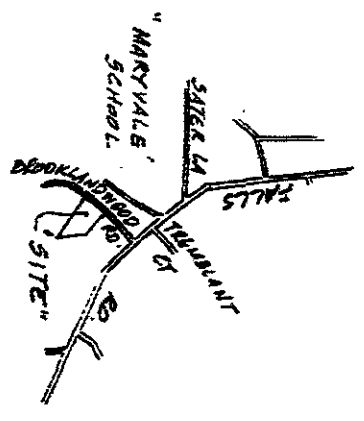
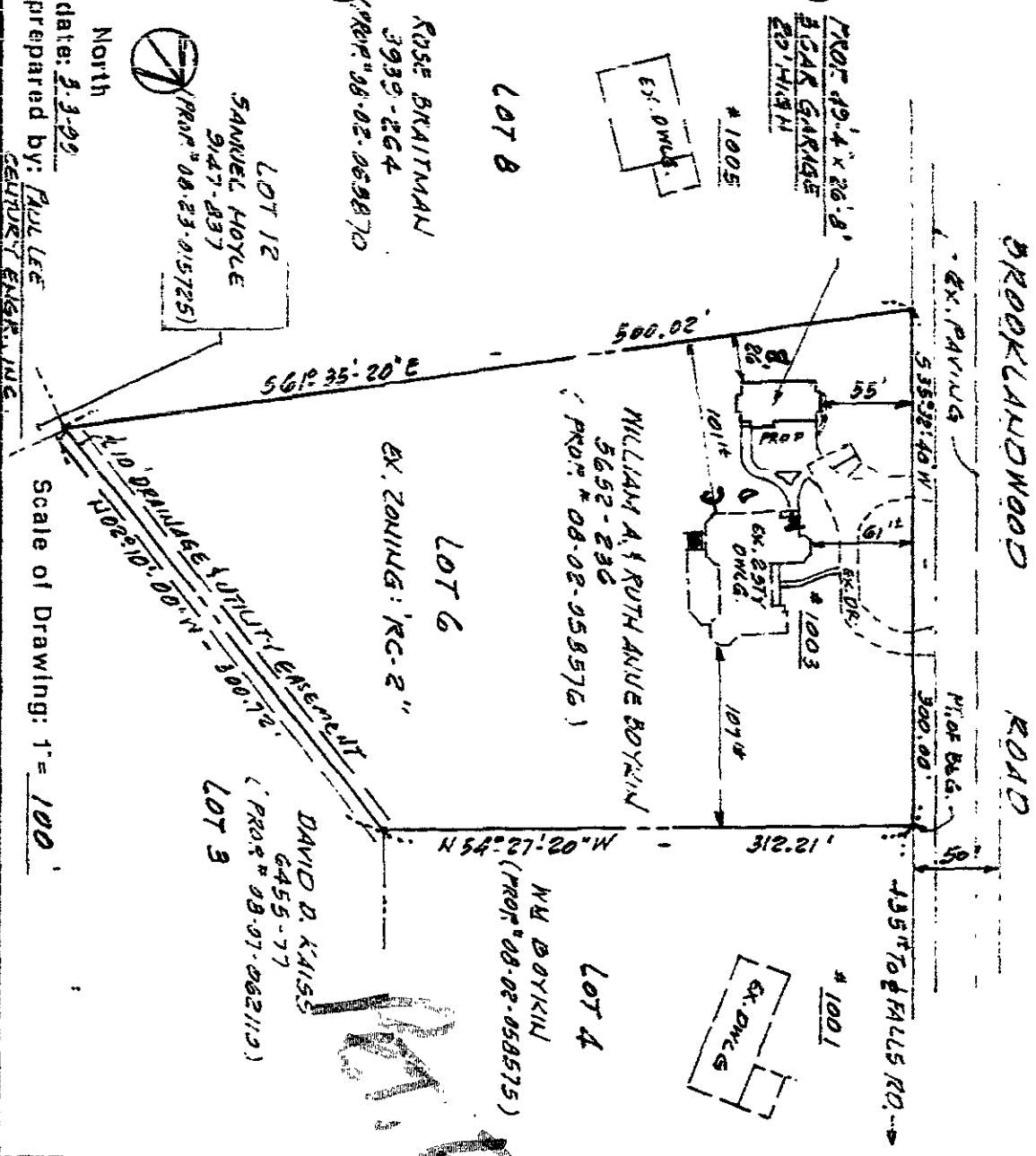
Subdivision name: "BROOKLANDWOOD FARMS"

Plat book # 18, follow 30, lot # 6, section # 1

OWNER: WILLIAM A. & RUTH ANNE BOYKIN

BROOKLANDWOOD ROAD

LOT 7  
KENDALL YOUNG  
6682-181



LOCATION INFORMATION

Election District: 8  
Councilmanic District: 3

1" = 200' scale map: NW 1/3 D

Zoning: RC-2  
lot size: 8.6 acreage  
113,256 square feet

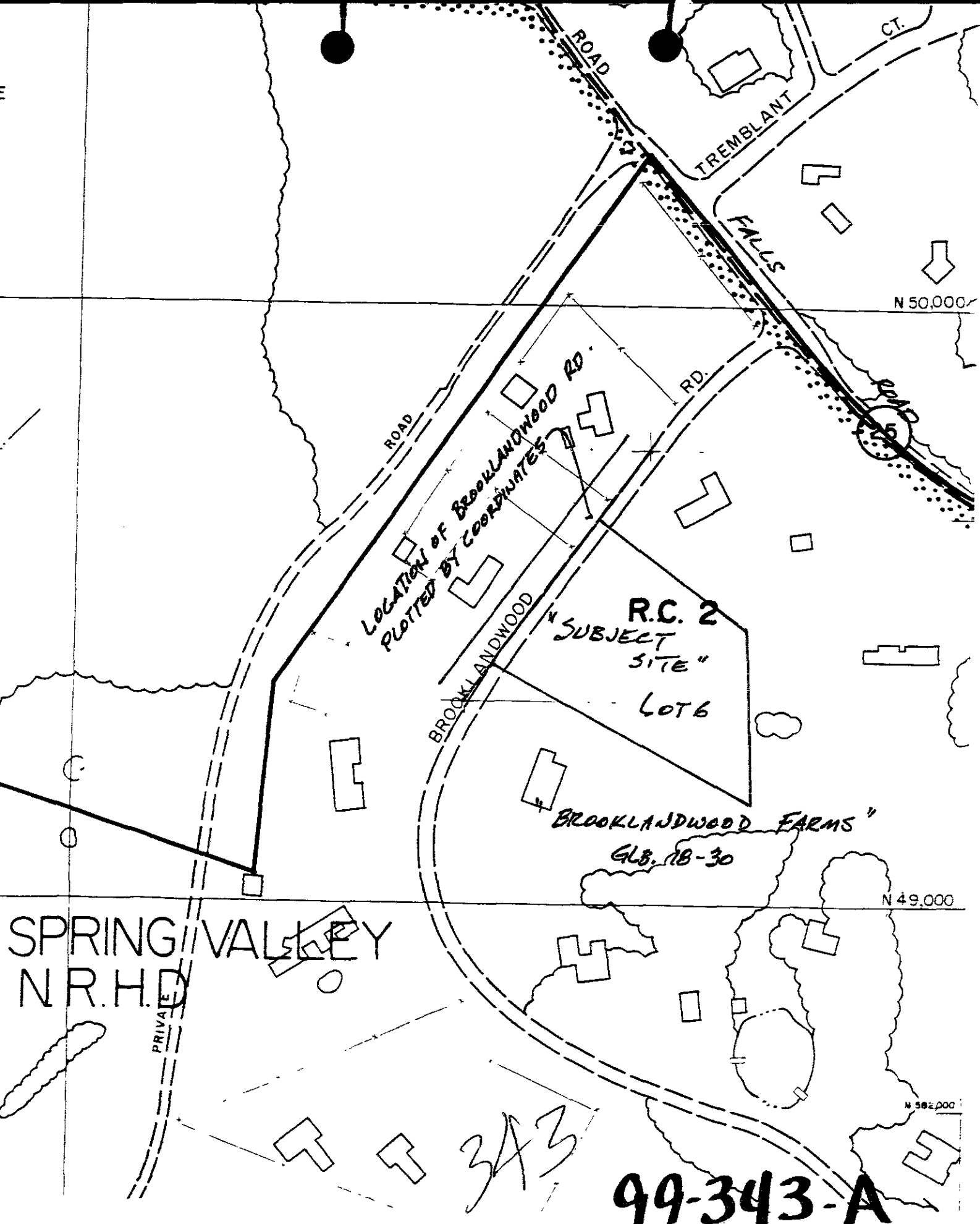
Public Private  
SEWER: ☐ ☒  
WATER: ☐ ☒  
Chesapeake Bay Critical Area: ☐ ☒  
Prior Zoning Hearings: ☐ ☒

Zoning Office USE ONLY

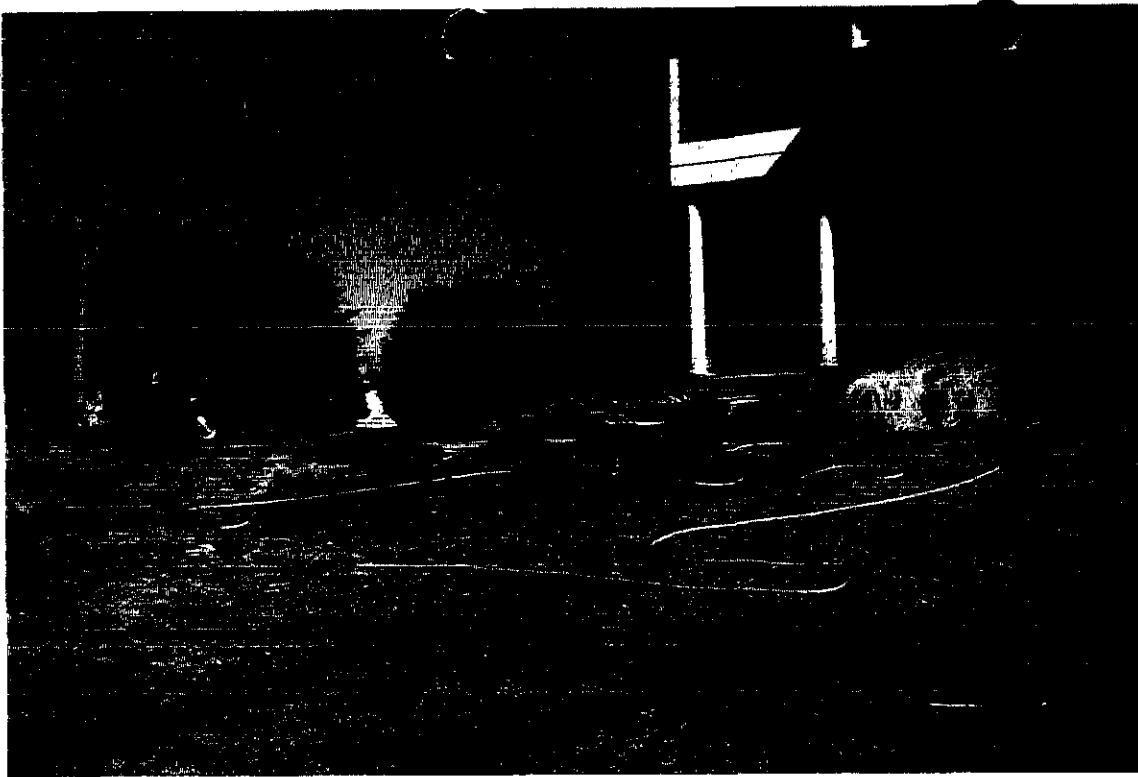
reviewed by: \_\_\_\_\_ ITEM #: \_\_\_\_\_ CASE#: \_\_\_\_\_

99-343-KEY PACK

99-343-A



200' SCALE ZONING MAP "NW-13-D"



A.



343

- WELL

ENTRANCE MUDROOM / KITCHEN SIDE

99.343.A



B



3A3

PROPOSED AREA FOR GARAGE

49-343-A



c



343

SHOWING BACK/SIDE OF HOUSE GARAGE  
NEEDS TO GO ON

99-343-A





D

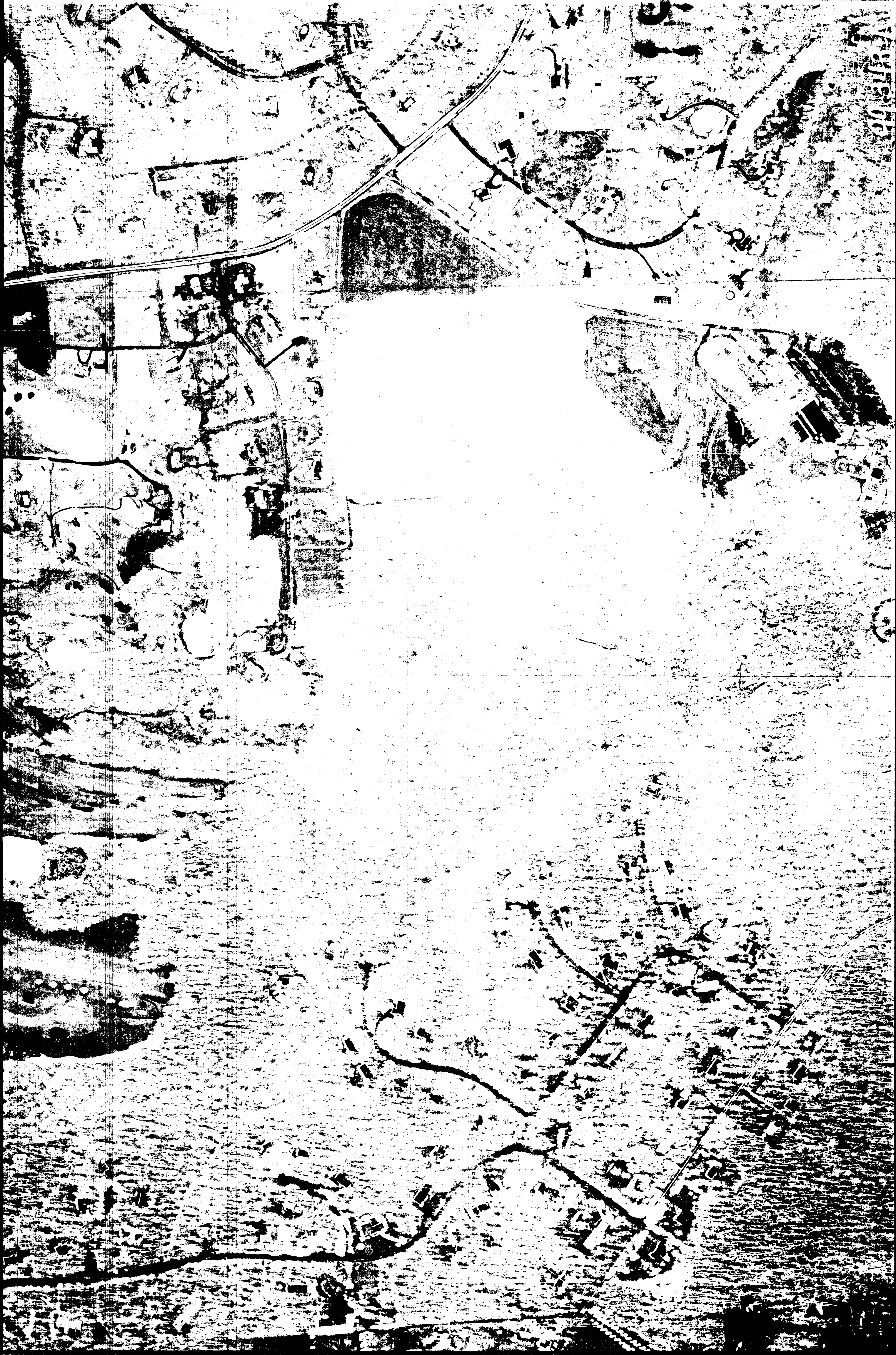
SHOWS DROP OFF FROM THE HOUSE



3A3

99343-A





Microfilm

SCALE		LOCATION	SHEET
1" = 200' ±			
DATE OF PHOTOGRAPHY JANUARY 1986		BROOKLANDVILLE	N.W. 13-D 24

BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.  
MARTINSBURG, W.V. 25401